GEOTECHNICAL ENGINEERING STUDY
JAZZ RUN PROPOSED SUBDIVISION
SE 48TH STREET
ISSAQUAH, WASHINGTON

G-3778

Prepared for

Mr. Darren Ludwigsen
Summit Homes of Washington
16000 Christensen Road, Suite #303
Tukwila, Washington 98188

December 31, 2014

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GEO Group Northwest, Inc.
Geotechnical Engineers, Geologists
& Environmental Scientists

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Mr. Darren Ludwigsen
Summit Homes of Washington
16000 Christensen Road, Suite #303
Tukwila, Washington 98188

Subject: Geotechnical Engineering Study
Jazz Run Proposed Subdivision
SE 48th Street, Issaquah, Washington

Dear Mr. Ludwigsen:

GEO Group Northwest, Inc. is pleased to present its geotechnical engineering study for the proposed Jazz Run Subdivision project located in Issaquah, Washington. This report presents our findings, conclusions, and recommendations regarding geotechnical aspects of the design and construction of the proposed development at the site.

We investigated the subsurface soil conditions at the site by completing six exploratory test pits and six exploratory soil borings. Based on the findings from these explorations, the subsurface soils at the site are interpreted to typically consist of an upper layer of loose to medium dense, silty sand to depths of approximately 5 feet below existing grade. These loose soils typically are underlain with silty sandstone bedrock. In the eastern part of the site and in limited areas elsewhere on site, fills up to approximately 5 feet thick were encountered. The fills in the eastern part of the site appear to have been placed to raise the elevation of the area above the nearby wetland area offsite to the east. Other fills have been placed to form parking areas and improvements associated with the existing residences on the site.

Groundwater was encountered at a depth of approximately 4 to 5 feet in test pits and borings completed in the eastern part of the site. Perched groundwater also was encountered at a depth of approximately 3 feet in a boring on the northwest part of the site (Lot 2), and at approximately 4 feet in a test pit in the southwest part of the site (Tract B).

Based on the observed shallow groundwater conditions in the eastern part of the site, and the groundwater and shallow bedrock conditions observed in the Tract B area, it is our opinion that the project site is not suitable for infiltration of stormwater. The use of shallow dispersion may be possible on the residential lots where the thickness of soils above the bedrock is sufficient to provide absorption of the stormwater.

The loose silty soils and the fills encountered in the borings are not suitable for supporting building foundations for the proposed development. We recommend that foundations be supported on the medium dense to dense native soils or underlying silty sandstone bedrock, or that they be supported on structural fill that is placed on a subgrade of competent bedrock.

We appreciate this opportunity to you with geotechnical engineering services for this project. If you have any questions regarding this report or need additional consultation, please feel free to call us.

Sincerely,

GEO Group Northwest, Inc.

William Chang

William Chang, PE
Principal